

PB# 86-25

**Lujan Home Builders
(Sub.)**

43-3-2

Subdiv.
2 Jan 28, 1937
et al. 2-17-37
Reim app

507
OP

NO. _____

Jan 27 19 87RECEIVED FROM Lu-Jen Home Builders
One thousand two fifty and 00/100 — DOLLARS

Account Total \$ _____

REC. FEE

Amount Paid \$ 1250.00

Balance Due \$ _____

Spk to Laverly

NO. _____

4/25 19 88RECEIVED FROM Lu-Jen Home Builders
One thousand two hundred Fifty — DOLLARSAccount Total \$ 1250.00

Amount Paid \$ _____

Balance Due \$ _____

Jan 25 rec. fee

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Oxford

General Receipt

10132

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550August 29 19 88Received of Lu-Jen Home Builders, Inc. \$ 419⁰⁰/100Four hundred sixteen and 00/100 — DOLLARSFor P2.P2. Engineering Fee (\$269.00) Final Plot (\$150.00)

DISTRIBUTION

FUND	CODE	AMOUNT
Check #2696		\$419.00

By Pauline B. Townsend SMTown Clerk

Title

NO. _____

8/25 19 88

RECEIVED FROM

Ex. 1. Jan. Home Builders
One Hundred Twenty-Five — DOLLARS

Account Total \$

1250.00

Amount Paid \$

Balance Due \$

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Oxford

General Receipt

10132

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

August 29, 19 88

Received of *Ex-gon Home Builders, Inc.* \$ 419⁰⁰/100

Four Hundred Nineteen and 00/100 — DOLLARS

For *P.D. Engineering Fee (\$269.00) Final Plot (\$150.00)*

DISTRIBUTION

FUND	CODE	AMOUNT
Check #2696		\$419.00

By *Pauline B. Townsend*

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

7465

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

April 7, 19 86

Received of *Ex-gon Home Builders* \$ 25.00

Twenty-five and 00/100 — DOLLARS

For *Lib. Section fee (Michael Caldeira) Application Fee*

DISTRIBUTION

FUND	CODE	AMOUNT
Cash		25.00

By *Pauline B. Townsend*

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Subdivision of Land for
Home Builders

minor subdiv.
Approved Jan 28, 1987
Filed benchk. 2-17-87
major prelim approv

86-25

86-25

CHAIRPERSON:

RE MAP # 8141

TOWN [☒]

CITY [☐] New Windsor

VILLAGE [☐]

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY
CLERK'S OFFICE:

TITLE LU-JAN BUILDERS, INC.

DATED -----

FILED March 6, 1987

APPROVED BY L. Jones ActChrmn ON Jan 28, 1987


ACTING DEPUTY COUNTY CLERK

Date 26 January 1988

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

copy

TO McGoey & Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, New York 12550

DATE

CLAIMED

ALLOWED

PROFESSIONAL SERVICES

PLANNING BOARD

New Windsor Project No. 86-25

Lu-Jan Minor Subdivision (Final Approval)

Lu-Jan Major Subdivision (Preliminary Approval)

Plan/Field Reviews

6,28,29 October; 4,18,19 November 1986;

5,10,14 January 1987; 7.50 hours

\$300.00

AMOUNT DUE:

\$300.00

Hackbush PB

Stank



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

June 20, 1988

George A. Green, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Subject: LuJan Home Builders Inc., Subdivision
... Performance Bond

Dear Mr. Green:

Pursuant to the request of Michael Babcock, Building Inspector, the undersigned of our office has prepared a Performance Bond Estimate for Brandon Court, as well as, the improvements required for Jay Street by the New Windsor Planning Board.

It is our understanding that the applicant will be required to widen and grade Jay Street, with the Town Highway providing the pavement surface. On the basis of our review the following is an estimate for performance bond purposes only.

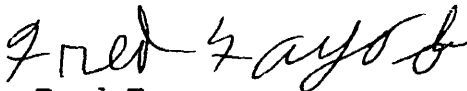
<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Sanitary Sewer	200 LF of 8"	40.00 LF	\$ 8,000
manhole	1		2,000
manhole connection	1		600
Water Distribution System			
fire hydrant	1		1,500
valve box adjustments			600
house service connections	5	\$ 400.00 each	2,000
Storm Drainage System			
catch basins	3	1,500.00 each	4,500
CMP	420 LF of 15"	25.00 LF	10,500
Roadway Construction (Brandon Court)			
concrete curb	600 LF	15.00 LF	9,000
ROB gravel base	350 CY	20.00	7,000
roadway pavement	1,552 SY	12.50 SY	19,400
ROW monuments	8	75.00 each	600
Roadway Improvement (Jay Street to Cross Street)			
grade and widen	1,600 SY	3.00 SY	4,800
road base (ROB)	200 CY	20.00	4,000

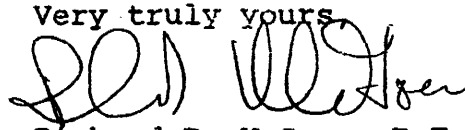
Total estimated cost equals \$ 74,500.00
Recommended Performance Bond Amount \$ 75,000.00

Please be advised that the above has been prepared without benefit of receiving an itemized cost estimate from the applicants engineer, therefore, the applicant should be responsible for any and all work required to construct the road, in accordance with the Town of New Windsor's roadway specifications and Planning Board approval, regardless as to whether they are outlined above or not. Further be advised, that we have not included the water line in the above estimate, in light of the fact, that we have been informed by the water superintendent that the water line has been installed in a satisfactory manner, therefore, minor items of work have been included above to insure satisfactory completion.

In line with the above it would be the recommendation of our office, as well as Mr. Fred Fayo, Highway Superintendent, that a performance bond in the amount of \$ 75,000.00 be established for this project.

We are hopeful that the above is satisfactory, however, if you should have any questions, please contact our office.


Fred Fayo
Highway Superintendent

Very truly yours,

Richard D. McGoey, P.E.
Town Engineer

RDM/lmv

cc: Town Board Members
Michael Babcock, Building Inspector
Mark Edsall, Planning Board Engineer
LuJan Builders, Inc.



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

*copy to:
Mr. Edsall
Water Dept
T/Clerk*

July 11, 1988

T. New Windsor
555 Union Ave.
New Windsor, NY 12550

Re:
Approval of plans &
specifications for:
W.M. Ext. to serve
Lu-Jan Homes, Inc.
T. New Windsor

Gentlemen:

We have this day approved the plans and specifications submitted by Victor Buckstad, P.E., for the above mentioned project.

Application for this project was duly made by you and received in this office on December 22, 1987.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining sets are being returned to your engineer.

Very truly yours,

M.J. Schleifer, P.E.
Assistant Commissioner

MJS/aje

cc: Engineer
O.C. Planning Dept.
File

enc.

NEW YORK STATE DEPARTMENT OF HEALTH

APPROVAL OF PLANS
FOR PUBLIC WATER SUPPLY IMPROVEMENT

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant: T. New Windsor	2. Location of Works (C, V, T): T. New Windsor	3. County: Orange	4. Water District (Specific Area Served) W.D. #5
5. Type of Project:			
<input type="checkbox"/> 1 Source	<input type="checkbox"/> 3 Pumping Units	<input type="checkbox"/> 5 Fluoridation	<input checked="" type="checkbox"/> 7 Distribution
<input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 6 Other Treatment	<input type="checkbox"/> 8 Storage
			<input type="checkbox"/> 9 Other
REMARKS: Watermain extension to serve Lu-Jan Homes Subdivision			

By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

July 11, 1988

Date

M. J. Schleifer

Designated Representative

P.E.

M.J. Schleifer, P.E., Assistant Commissioner
O.C. Health Dept.
124 Main St.
Goshen, NY 10924

Name and Title (print)

Distribution: White — Applicant
Pink — Central Office (SPWS)

Yellow — File (LHO or SHC)
Blue — Other

GENERAL

6. Type of Ownership:			
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> 68. Private - Other	<input type="checkbox"/> 1 Authority
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> Private - Institutional	<input type="checkbox"/> 19 Federal
		<input type="checkbox"/> 26 Board of Education	<input type="checkbox"/> 20 State
			<input type="checkbox"/> 30 Interstate
			<input type="checkbox"/> 40 International
			<input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost		8. Population Served	
\$25,000		36	
9. Drainage Basin			
Moodna			
10. Federal Aid Involved?		11. WSA Project?	
<input type="checkbox"/> 1 Yes		<input type="checkbox"/> 1 Yes	
<input checked="" type="checkbox"/> 2 No		<input checked="" type="checkbox"/> 2 No	

SOURCE N/A

12.		13. Est. Source Development Cost	
<input type="checkbox"/> Surface	Name _____ Class _____		
<input type="checkbox"/> Ground	Name _____ Class _____		
14. Safe yield:		15. Description:	
GPD			

TREATMENT N/A

16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 9 Fluoridation	
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 10 Softening	
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 11 Corrosion Control	
<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 12 Other	
17. Name of Treatment Works		18. Max. Treatment Capacity	
		GPD	
19. Grade of Plant Operator Req.		20. Est. Cost	
Description:			

DISTRIBUTION

22. Type of Project		23. Type of Storage		24. Est. Distribution Cost	
<input type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	Elevated _____ Gals.			
<input checked="" type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump Cl.	Underground _____ Gals.			
25. Anticipated Distribution				26. Designed for fire flow?	
System Demand: Avg. _____ GPD Max. _____ GPD				<input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No	
27. Description:					
Installation of 600+LF of 6" D.I. watermain and appurtenances in Jay St. and Brandon Court to serve Lu-Jan Homes Subdivision.					

file copies

Date, 19.....

TOWN OF NEW WINDSOR

16 August 1988

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550**

TO McGoev, Hauser and Edsall DR.
Consulting Engineers, P.C.
45 Quassaick Ave., New Windsor, New York 12550
.....

DATE

CLAIMED

ALLOWED

PROFESSIONAL SERVICES - PLANNING BOARD

Lu-jan Subdivision; Project No. 86-25

\$269 .00

Depuy-Fritz Lot Line; Project No. 87-21

72 .50

Halmar Site Plan; Project No. 88-13

81 .50

TOTAL AMOUNT DUE THIS BILLING

423 .00



1763

TOWN OF NEW WINDSOR HIGHWAY DEPARTMENT

875-81 Union Avenue
New Windsor, New York 12550
914 564-6660

File
86-25

FRED FAYO, JR.
SUPERINTENDENT OF HIGHWAYS

August 1, 1988

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Dear Members,

The intent of this letter is to inform you that Lu Jan Home Builders, Inc. and myself are in complete agreement on installing pipe, with catch basins, from their development down Jay Street to the corner of Cross Street.

Yours truly,

Fred Fay, Jr.

FF/mf

cc: Lu Jan Home Builders, Inc.
Building Inspector
Supervisor

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Lu-Jan Home Builders, Inc.
236 Rt. 306
Monsey, NY 10952

The Orange County Department of Health certifies that a realty subdivision map entitled Subdivision of Lands for Lu-Jan Home Builders, Inc. dated January 13, 1987 with latest revision June 1, 1988 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 4.63 acres

Number of lots: 9

Water supply: T. New Windsor W.D. #5

Sewage disposal: T. New Windsor

The owner intends to build houses on this subdivision.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

July 11, 1988
Date

M.J. Schleifer, P.E.
Assistant Commissioner



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
COSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

April 26, 1988

Victor B. Buckstad, P.E.
15A Hudson Rd.
Washingtonville, NY 10992

Re:
W.M. Ext. to serve
Lu-Jan Homes, Inc.
T. New Windsor

Dear Sir:

We have reviewed the application and plans for the above mentioned project.

Attached are our comments based on technical review for your consideration.

We are retaining one copy of the application, plans, specifications and engineer's report for our files and returning the application and the balance of the submission to you.

For the reasons cited in comment (1) of the attached technical review, a preliminary review could be conducted. Such reviews are wasteful limited resources of this office and cause serious delay of the project as well as delay to all other applications.

In accordance with this Department's policy, failure to respond to this technical review within ninety (90) days will be considered sufficient reason for disapproval of this application.

Very truly yours,

Stoyell M. Robbins, P.E.
Sr. Public Health Engineer

SMR/RDK/aje RDK

cc: Applicant
File

Attachments

COMMENTS BASED ON TECHNICAL REVIEW

Project: W.M. Ext. to serve Lu-Jan Homes, Inc., T. New Windsor

Date of Submission: December 22, 1987

Date of Review: April 25, 1988

1. A preliminary site inspection on April 22, 1988 indicated that at least a substantial portion of the watermain extension covered by this application has already been installed. Furthermore, it appears that the configuration of the pipe installed is significantly different than that shown on these plans.

The engineer is well aware that this is not appropriate and that this has caused a waste of substantial time by this office, delaying this and other projects.

Due to the above, the engineer shall ensure that:

- a. The submission in response to this review shall include certified as-built plans of the portion already installed.
- b. No portion of the improperly installed watermain shall be connected to the Town of New Windsor water system; or if already connected, no gates shall be opened to make a functional part of that system; or if already opened they shall be closed immediately, until such time as the project has been approved by this office and such modifications as may be required have been made.
- c. No further work will be done on this project without approved plans and specifications.

Due to the inappropriate procedures cited above, this review can only be considered preliminary.

The application is returned. Identify the project being served in item 4 or in item 11, REMARKS:

2. The following comments refer to the engineer's report:
 - a. Fire flow calculations must be included. They must be based on ISO guidelines.
 - b. The flow test must include the residual pressure.
 - c. The engineer's report calls for cutting in a tee and valves at Farmstead Rd. and Jay St. but the plans show a tapping sleeve and valve. Please reconcile.

Comments Based on Technical Review (continued)

-2-

Project: W.M. Ext. to serve Lu-Jan Homes, Inc., T. New Windsor

Date of Submission: December 22, 1987

Date of Review: April 25, 1988

3. The following comments refer to the plans:

- a. The New Windsor distribution map in this office shows the pipe in the area of Jay St. as being asbestos cement. Your plans indicate ductile iron. The type of existing pipe must be verified and the appropriate designation added.
- b. The engineer's report calls for tying into an existing valve on Jay St. at Brandon Court. Please label the valve as such.
- c. A 6x6x8 tapping sleeve is shown for the tie into Farmstead Rd. Show a correct connection. (See comment 2c)
- d. The extent of concrete encasement should be shown for water and sewer line crossings when required.
- e. Indicate whether the existing 6" water line will have to be relocated for the proposed sewer line on Brandon Court.
- f. It would appear that a bend is necessary at Jay St. and Brandon Court. Please indicate this on the plan.
- g. Show elevation of sewer at both sides of any watermain crossing. Profile is not consistent with plan.

4. The following comments refer to the profile:

- a. Show the storm sewer crossing.
- b. Show the crossing of the existing water line and the Brandon Court proposed sewer line.

5. The following comments refer to the specifications:

- a. Submit three (3) copies, stamped and signed by the engineer.
- b. Item 1.02, reference is made to page 4 of the plans. Please correct. Wooden plugs are not acceptable. Last two paragraphs on TS-1 are ambiguous. Revise.
- c. Item 1.03, the current AWWA Standard is C651-86. Please revise.
- d. Item 3 - Foundation for gate valves is not consistent with the plans. Please reconcile.
- e. Item 5:
 1. The hydrant model number specified does not match the plans. Please reconcile.
 2. Reference to City of Middletown standards should be omitted or corrected.

Comments Based on Technical Review (continued)

-3-

Project: W.M. Ext. to serve Lu-Jan Homes, Inc., T. New Windsor

Date of Review: April 25, 1988

5. e. Continued

3. The specifications state that bridle rods and rod collars are not to be used but the hydrant detail shows them. Please reconcile.

f. Item 6 and 7 - The corporation stop, curb stop and curb box are not consistent with the plans. Please reconcile.

6. The following comments refer to the details:

a. The water-sewer crossing detail #1 must show a complete length of water pipe under the sewer pipe and the length of encasement must be 10' minimum each side of the crossing.

b. The bedding detail should indicate the type of bedding and backfill or reference the appropriate specification.

c. Details and/or specifications should be included for the tie in at Farmstead Rd. and the plugged line at the end of Brandon Court.

The foregoing comments are based on a review of the application, engineer's report, plans and other engineering data submitted. We have attempted to make this review as complete as possible; however, it must be appreciated that any new submission depending upon the nature of any revisions may require further review and comments.

cc: File/Applicant

SMR
SMR/RDK/aje *RDK*

Dated: April 26, 1988

PUBLIC NOTICE OF HEARING
BEFORE THE
PLANNING BOARD, TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Planning Board of the TOWN OF NEW WINDSOR, NEW YORK will hold a Public Hearing pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, New York, on the 8th day of October, 1986, at 7:30 o'clock in the evening, to approve, modify or disapprove the Subdivision Plat of LU-JAN HOME BUILDERS INC. for proposed 9 Lot Subdivision on approximately 4½ acres situated on Jay Street.

By order of the Planning Board of the
Town of New Windsor, Orange County, State of
New York.

Dated: September 22, 1986

HENRY J. REYNS

Chairman



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

September 23, 1986

Mr. Patrick T. Kennedy, L.S.
335 Temple Hill Road
New Windsor, New York 12550

Re: 41-3-2

Dear Mr. Kennedy,

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$95.00. Please remit same to the Town Clerk, Town of New Windsor, N.Y.

Very Truly Yours,

Christian E. Jahrling

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

DP



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Mandoske, Priscilla C.
27 Jay Street
New Windsor, NY 12550

✓ Comfort, George
& Harriet L.
23 Jay Street
Newburgh, NY 12550

✓ Van Ronk Anne
& Kuhlow, Carolyn
19 Jay Street
New Windsor, NY 12550

✓ Scott, Gordon
& Muriel
48 Cross Street
New Windsor, NY 12550

✓ AJF Enterprises, Inc.
RD 2, Box 198 C
Route 299
Highland, NY 12528

✓ Schutzman, Stanley
& Lisa Laqueras
61 Barclay Rd
New Windsor, NY 12550

✓ Roman, David
& Martha
59 Barclay Rd
New Windsor, NY 12550

✓ Arnold, Herbert S.
& Verna F.
57 Barclay Rd.
New Windsor, NY 12550

✓ Martinez, Remis
& Angela
55 Barclay Rd.
New Windsor, NY 12550

✓ RFV Realty, Inc.
270 Quassaick Ave.
New Windsor, NY 12550

✓ Leo, David J.
5 Farmstead Rd.
New Windsor, NY 12550

✓ Kenwood, Joel D., Alan K.
& Martin B.
Suite 400 Box 21
100 Hamilton Plaza
Patterson, NJ 07505

N ✓ Wilson, Alvin
& Cynthia
11 Farmstead Rd.
New Windsor, NY 12550

✓ Kravitz, Alan George
13 Farmstead Rd.
New Windsor, NY 12550

✓ Alphonse, Rene
& Margaret
15 Farmstead Rd
New Windsor, NY 12550

✓ Foti, Joseph, Jr.
& Susan
17 Farmstead Rd.
New Windsor, NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Brown, Jeanne C.
14 Sunrise Terrace
Newburgh, NY 12550

✓ Brown, Daniel W.
& Edith M.
13 Sunrise Terrace
Newburgh, NY 12550

✓ Martin, John B.
& Gloria
6 Cedar Lane
Newburgh, NY 12550

✓ Scott, William A.
& Dorothy E.
8 Cedar Lane, MD 14
Newburgh, NY 12550

✓ Scott, Katherine
10 Cedar Lane
Newburgh, NY 12550

✓ Safina, Joan
Messina, Mary Ann
c/o Mrs. Joan Safina
487 Clinton St.
Brooklyn, NY 11231

✓ Napoli, Karen J.
47 Cross Street
Newburgh, NY 12550

✓ Rabon, Winston L.
& Margaret B.
43 Cross Street
Newburgh, NY 12550

✓ Hanna, Constance L.
5 Jay Street
New Windsor, NY 12550

✓ Miller, Thomas O.
Long Hill Road
Highland Mills, NY 10930

✓ Coritz, James W.
& Nina
56 Cross Street
New Windsor, NY 12550

✓ Russe, Anthony
& Vera
14 Cedar Lane
Newburgh, NY 12550

✓ Peluso, Peter
& Mary J.
MD 14 Cedar Lane
Newburgh, NY 12550

✓ Peluso, Peter A.
16 Cedar Lane
Newburgh, NY 12550

✓ Riccardulli, Stephen
23 Cedar Lane
New Windsor, NY 12550

✓ Claney, Terry G.
& Madeline T.
Cedar Avenue
New Windsor, NY 12550



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Bean, Thomas R.
& Rosella M.
12 Lillian Pl.
New Windsor, NY 12550

✓ Holt, Holger C.
& Evelyn M.
32 Cross Street
Newburgh, NY 12550

✓ Carfora, Geraldine
14 Lillian Pl
New Windsor, NY 12550

✓ Lampack, William
& Evelyn S.
34 Cross Street
New Windsor, NY 12550

✓ Colonna, Domenick A.
& Louise M.
11 Lillian Pl.
New Windsor, NY 12550

✓ Dittbrenner, George C.
& Mildred L.
36 Cross Street
Newburgh, NY 12550

✓ Christiano, James Jr.
& Mueller, Andrea
3 Allen Place
New Windsor, NY 12550

✓ Bolduc, Josephine
& Leo
c/o Robert Bolduc
3330 Loyola Court
Boulder, Colo. 80303

✓ Iko, Howard
& Patricia
16 Lillian Pl
New Windsor, NY 12550

✓ Burke, John Jr.
& Coleen C.
44 Cross Street
New Windsor, NY 12550

✓ Visconti, Glenn
& Diane
18 Lillian Pl
New Windsor, NY 12550

✓ Billesimo, Anthony J. Jr.
& Hedlund, Kathleen
46 Cross Street
New Windsor, NY 12550

✓ Patterson, John C.
& Denise M.
13 Lillian Place
New Windsor, NY 12550

✓ Cocchia, Salvatore
& Salvatrice A.
Lillian Place
NEW Windsor, NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Grzybowski, John S.
& Buser, Mary
261 Quassaick Ave
New Windsor, NY 12550

✓ Fabiszak, Walter J.
& Jeanne L.
259 Quassaick Ave
New Windsor, NY 12550

✓ Rivera, Antonio
& Hilda
12 Margaret Pl.
New Windsor, NY 12550

✓ Bigg, Joann J.
14 Margaret Pl.
New Windsor, NY 12550

✓ Cerone, Nicholas
16 Margaret Pl.
New Windsor, NY 12550

✓ Millman, Walter S. M.
& Jeanne A.
38 Blooming Grove Tpke.
New Windsor, NY 12550

✓ Devine, Kenneth
& Lillian
5 Allen Place
New Windsor, NY 12550

✓ Hamernik, Louis P.
& Patricia
Allen Place
New Windsor, NY 12550

✓ Quick, Arthur W.
& Dolores M.
13 Margaret Pl.
New Windsor, NY 12550

✓ Mitchell, William T.
& Linda M.
11 Margaret Pl
New Windsor, NY 12550

✓ Grube, Arthur W.
& Alice J.
9 Margaret Pl
New Windsor, NY 12550

✓ Fabrizio, Ronald L.
& Helen T.
7 Margaret Pl.
MD 33
Newburgh, NY 12550

✓ Fusco, Jo Ann M.
5 Margaret Pl.
New Windsor, NY 12550

✓ Martini, Anthony J.
& Virginia
26 Cross Street
Newburgh, NY 12550

✓ Mc Nally, Michael H.
& Barbara M.
8 Lillian Place
New Windsor, NY 12550

✓ Pagano, Angelo J.
& Hazel N.
10 Lillian Pl
New Windsor, NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ ~~Perlaman, Arthur
& Janet L.
19 Farmstead Rd.
New Windsor, NY 12550~~

✓ ~~Duval, Arcade J.
8 Jay Street
Newburgh, NY 12550~~

✓ ~~Rubino, Salvatore J.
& Maria A.
10 Jay Street
Newburgh, NY 12550~~

✓ ~~Maldonado, Alberto
& Maria
14 Jay Street
Newburgh, NY 12550~~

✓ ~~Sweeney, John D.
& Suzanne M.
39 Cross Street
Newburgh, NY 12550~~

✓ ~~Peri, William
& Anna
37 Cross Street
Newburgh, NY 12550~~

✓ ~~Scalzo, Angelo
& Mary
35 Cross Street
Newburgh, NY 12550~~

✓ ~~Davis, Clifford
& Marie
33 Cross Street
Newburgh, NY 12550~~

~~Mc Mahon, Thomas J.
& Joan L.
31 Cross Street
Newburgh, NY 12550~~

✓ ~~Alessi, Angelo
& Anna M.
29 Cross Street
New Windsor, NY 12550~~

✓ ~~Coppola, Edgar P.
& Rose M.
27 Cross Street
New Windsor, NY 12550~~

✓ ~~Cimorelli, Virginia
25 Cross Street
New Windsor, NY 12550~~

✓ ~~D'Angelo, Benedetto
& Angela
273 Quassaick Ave
New Windsor, NY 12550~~

✓ ~~O'Neill, Michael B.
& Mary Ann
271 Quassaick Ave.
New Windsor, NY 12550~~

✓ ~~Pennisi, Richard J.
& Ruth B.
265 Quassaick Ave.
New Windsor, NY 12550~~

✓ ~~Negron, Angel
& Margarita
263 Quassaick Ave
New Windsor, NY 12550~~

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received 4/7/86
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 25.00

APPLICATION FOR SUBDIVISION APPROVAL

86-25

Date: April 7, 1986

1. Name of subdivision Subdivision of Lands for Lu-Jan Home Builders, Inc.
2. Name of applicant Lu-Jan Home Builders, Inc. Phone 634-5703
Michael Caldiero, Pres.
Address 236 Route 306 Monsey New York 10952
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Patrick T. Kennedy, L.S. Phone 564-0906
Address 647 Little Britain Road New Windsor New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the South side of Jay Street
(Street)
200 feet East of Cross Street
(direction)
7. Total Acreage 4.711 acres Zone R-4 Number of Lots 9
8. Tax map designation: Section 43 ~~totat~~ Block 3 Lot 2
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership. None

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Michael Caldiero, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Mailing Address 238 Rt. 306

Monsey N.Y.

SWORN to before me this

7 day of April, 1986
Shirley B. Hassenteufel
NOTARY PUBLIC
SHIRLEY B. HASSENTEUFEL
Notary Public, State of New York.
#4764798
Residing in Orange County
Commission expires January 31, 1987

PLANNING BOARD

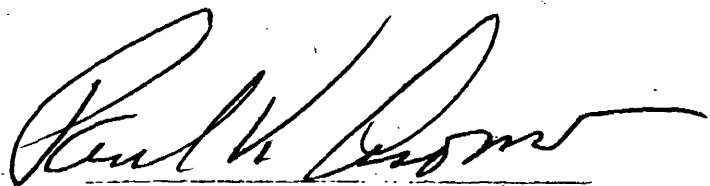
PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
PATRICK KENNEDY for the building or subdivision
of JAY ST. LO JIAN BUILDING has been reviewed
by me and ~~no~~ SKETCH PLAN approved ✓ disapproved _____

If disapproved, please list reason.

NOTE:

THEY NEED SKETCH PLAN APPROVAL SO
A DATE CAN BE SET FOR A PRELIMINARY
PUBLIC HEARING



PAUL V. CUOMO, P.E.

May 17, 1986
Date



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

LO - JAN HOME BUILDERS

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 10 June 1986.

 The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

This site plan was not approved due to the fact that the
hydrant locations have not yet been placed, or the water
main not yet drawn on the site plan.

SIGNED: Richard H. H. H.

CHAIRMAN

Map Drawing # 86 481

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Lu Jay Homes Builders submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved _____,
disapproved ✓.

If disapproved, please list reason.

*I would like to see circle deleted with
road to go straight through to Lillian Place
if at all possible, for maintenance.*

✓ Fred Taylor
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

May 8, 1986
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision ✓ as submitted by
Patrick T. Kennedy for the building or subdivision of
L.O. Sam Home Builders, Inc. has been
reviewed by me and is approved _____,
disapproved ✓.

If disapproved, please list reason.

No information submitted regarding the disposal
of Sanitary Waste

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

✓ Lynman R. Masten Jr.
SANITARY SUPERINTENDENT

May 8, 1986
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Patrick Kennedy for the building or subdivision of
Jay St. Lu-Jen builders has been
reviewed by me and is approved ☒,
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

Water is accessible on Jay St. from a 6" water
main - A 6" water main is also located on Farmstead
road. Please notify water Dept. before excavation -

HIGHWAY SUPERINTENDENT

✓ Stane Didio
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF, it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ___ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ___ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ___ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ___ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ___ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ___ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ___ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ___ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ___ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ___ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ___ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ___ Yes ☒ No
13. Will project have any impact on public health or safety? ___ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ___ Yes ☒ No
15. Is there public controversy concerning the project? ___ Yes ☒ No

PREPARER'S SIGNATURE: Patrick T. Kennedy, I.S.

TITLE: Land Surveyor

REPRESENTING: Lu-Jon Home Builders, Inc.

DATE: April 7, 1986

PETITION

We the undersigned petition the town and highway department to keep Jay Street as a dead end street and not to connect it with Cedar Lane and Barclay Plaza (Farmstead Road).

NAME	ADDRESS
1 Peter Peluso	14 Cedar Lane
2 Mary Peluso	16 Cedar Lane
3 Enthi R. Mandache	27 JAY ST. New Windsor, N.Y.
4 Thicilla L. Mandache	27 Jay St. New Windsor
5 Harriett Comfort	23 Jay St. New Windsor
6 George Comfort	23 Jay St. New Windsor
7 Kathy Billesimo	46 Cross St. New Windsor
8 Anthony Billesimo	46 Cross St. New Windsor
9 Phillip L. Choff	14 Jay St. New Windsor
10 Marcia Ribben	14 Jay St. New Windsor
11 Salvatore Rubino	" " " "
12 Michael Durac	5 Jay St.
13 Grace Durac	5 Jay St.
14 Constance Hanna	5 Jay St.
15 Walter Mikulski	5 Jay St.
16 Victor	13 Jay St.
17 Louis Budka	45 Cross St.
18 Margaret B. Rubin	43 Jay St.
19 Mrs Budka	45 - Cross St.
20 Muriel Scott	15 Jay St.
21 Gordon Scott	15 Jay St.
22 Anne Van Hook	19 Jay St.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

Licensed in
New York
New Jersey
Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Lu-Jan Home Builders
PROJECT LOCATION: Off Jay Street
NW #: 86-25
12 November 1986

1). The Applicant proposes a subdivision of a parcel approximately 4.7 acres in size, located between the end of Jay Street and Lillian Place. The Applicant had previously submitted a sketch plan indicating the development of a nine (9) lot subdivision off the end of Jay Street with a dead end road and cul-de-sac. Subsequent to discussions with members of the Planning Board, the Applicant has in addition provided an alternate sketch plan which indicates the development of a eight (8) lot subdivision with a through road connecting Jay Street and Lillian Place.

2). The Planning Board should be advised of and discuss the impact of the existing conditions of Jay Street and Lillian Place with respect to their ability to service the proposed subdivision. Specific attention is directed to the existing pavement widths which are less than current town standards.

3). Upon determination of which alternate is to be pursued, subsequent submittal should include meets and bounds for subdivision lines, sewer and water extension design (including profiles and details), house and driveway locations (including set back lines), and all such information in accordance with the subdivision regulations.

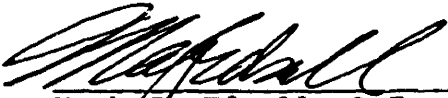
4). With either alternate submitted, it is recommended that the Applicant be required to "loop" the waterline between Jay Street and Lillian Place, per the recommendations of the New York Department of Health, Reference Bulletin 42.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Lu-Jan Home Builders
PROJECT LOCATION: Off Jay Street
NW#: 86-25
12 November 1986
Page 2

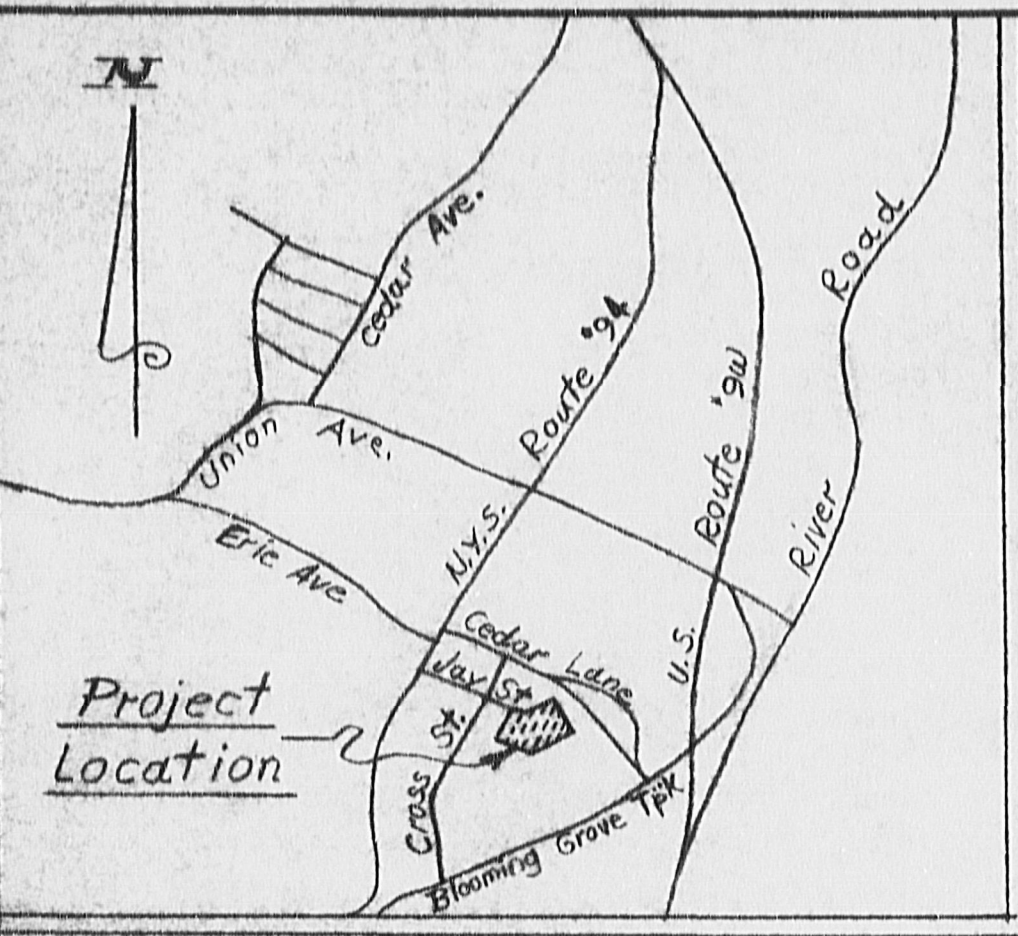
5). As previously discussed with the Applicant, submittals to the New York State Department of Environmental Conservation and Orange County Department of Health will be required for the sewer and water extensions, respectively.

Respectfully submitted,



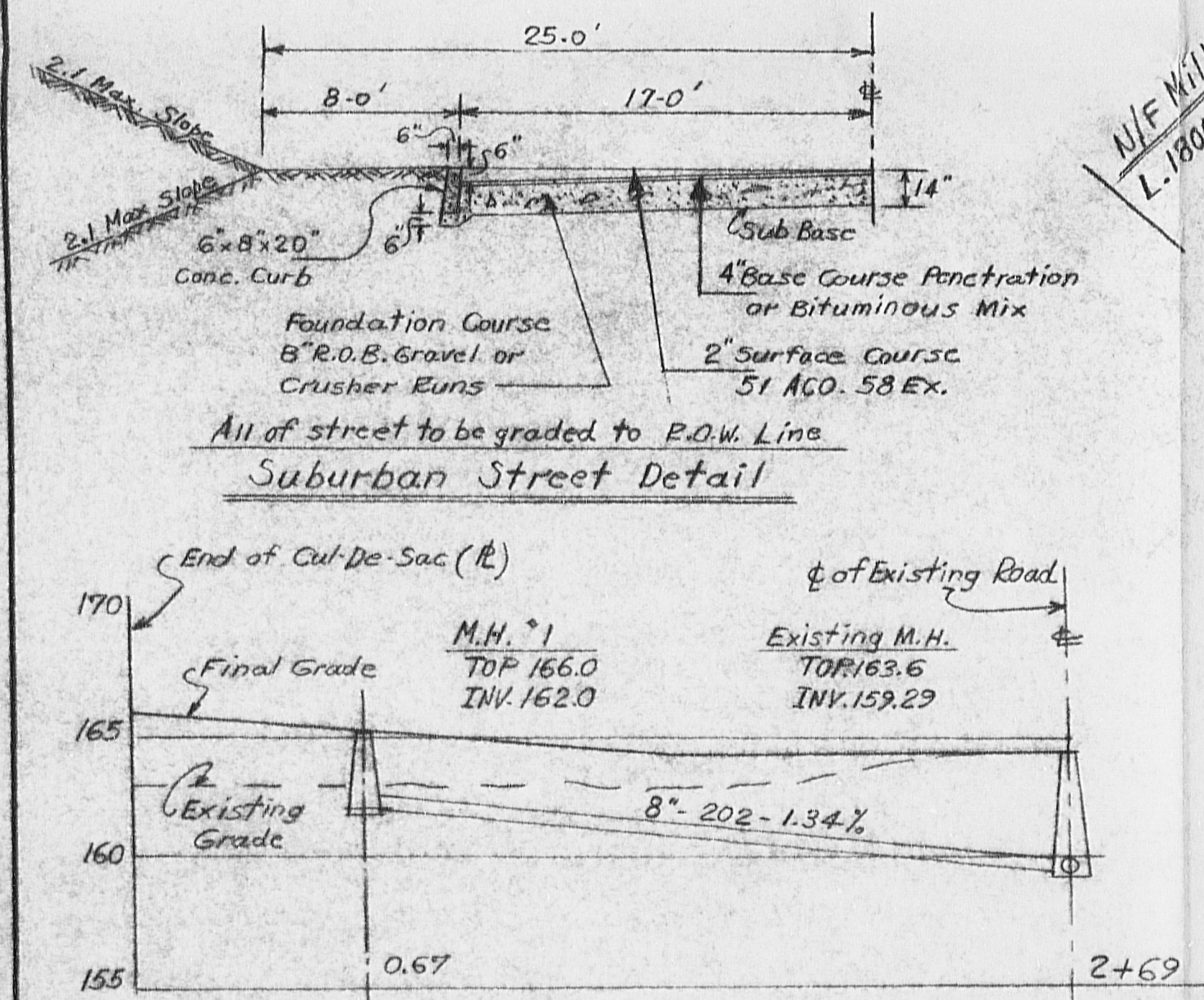
Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE



Location Map
Scale: 1" = 2,000'

Zoning District: P-4
Minimum Required
Lot Area : 15,000 S.F.
Lot Width : 100'
Front Yard : 35'
Side Yard : 15/30'
Rear Yard : 40'
Eoad Frontage : 60'



Sewer & Road Profile
Scale: Hor. 1" = 40'
Vert. 1" = 5'



Tax Map Data :
Section : 41
Block : 3
Lot : 2

Deed Reference :
Liber 1905, Page 984

Notes :
1) Sewer & Water Line Change
designed by :
Victor Buckstead P.E.

A.C.M.D. Properties
Map 2353

Record Owners &
Subdividers :
Lu-Jan Home Builders Inc.
236 Route 306
Monsey, New York
10952

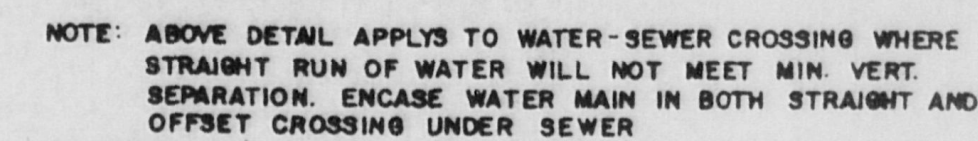
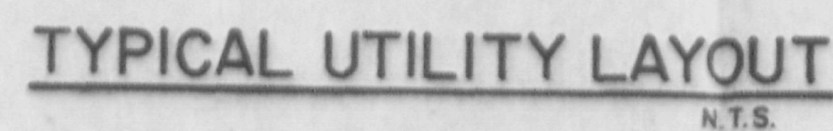
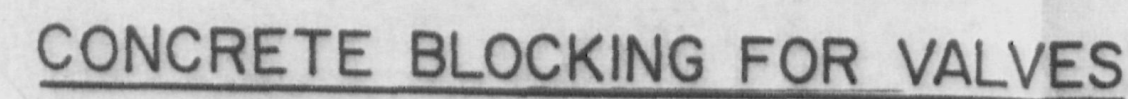
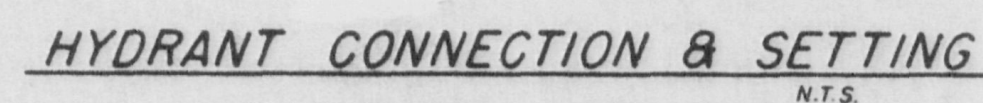
To Lu-Jan Home Builders Inc & The
Town of New Windsor, certified to
be a correct and accurate survey,
based on a actual field survey
completed March 3, 1986

Dated : April 7, 1986

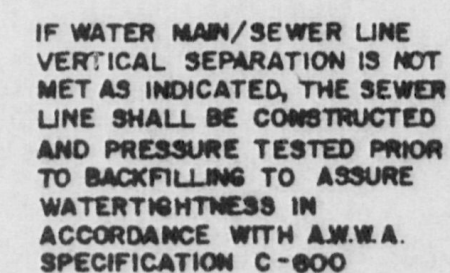
APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JAN 15 1987
BY Lawrence Jones
Lawrence Jones
Secretary



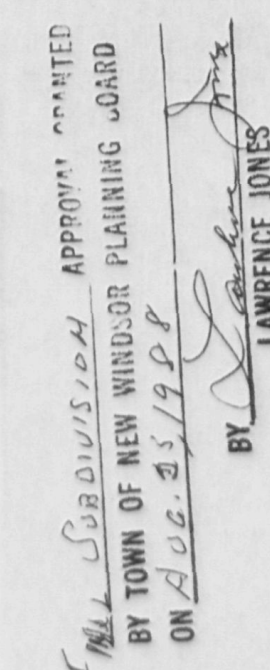
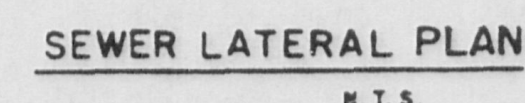
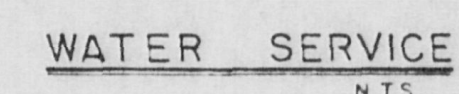
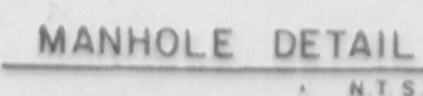
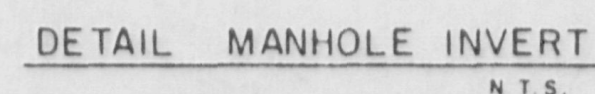
Patrick T. Kennedy L.S.
335 Temple Hill Road New Windsor, New York 12550
SCALE: 1" = 40'
DATE: Jan. 13 1987
SUBDIVISION OF LANDS FOR
LU-JAN HOME BUILDERS INC.
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK
DRAWING NUMBER
86-481



WATER - SEWER CROSSING DETAIL NO. 1



WATER & SEWER CROSSING DETAIL NO. 2



VICTOR B. BUCKSTAD P. E.
CONSULTING ENGINEER
WASHINGTONVILLE N. Y. 10992

SUBDIVISION LANDS OF LUJAN HOMES INCORP.
TOWN OF NEW WINDSOR - ORANGE COUNTY - N.Y.

SEARCHED	INDEXED	FILED	FILED
AS NOTED	W/210	1875	7-28
DATE	7-28-88		
BY	1/4/88	1/4/88	
APPROVED	1/12/88		
TITLE		NO	
WATER & GROUND DETAIL		2092	

2 of 2